



## Rancho Peñasquitos Planning Board Meeting Minutes

April 5, 2017

Attendees: Jon Becker, Thom Clark, Corey Buckner, Bill Diehl, Stephen Egbert, Mike Shoecraft, Darshana Patel, Brian Reschke, Darren Parker, Pamela Blackwill, Steve Leffler, Alex Plishner, Geoffrey Patrick  
Absent: Susan Sindelar, Cynthia Macshane, Brooke Whalen  
Community Members & Guests (Voluntary Sign-in): Joe Pierzina, Gideon Shangel, Byron Posse, Jeff Braezel, Joseph Schmelzer; Jennifer Palkovic, Yvonne Grover, Annemarie Thornes, Jeanine Politte

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1. The meeting was called to order at 7:44 pm at the Doubletree Golf Resort located at 14455 Peñasquitos Drive, San Diego, California 92129.
2. Agenda Modifications
  - a. Bill Diehl - Request to add *Approve request for \$133,000 from Park View Estates Fund 400221 for Canyonside Gym HV A/C system engineering services* as it was tabled in the March 1, 2017 meeting to the April 5, 2017 meeting
3. Ratify Election Results
  - a. Motion: *To ratify March 1, 2017 Election results of:*

<i>PQ D-1 Geoffrey Patrick</i>	<i>PQ D-9 Bill Diehl</i>
<i>PQ D-3 Thom Clark</i>	<i>PQ D-11 Jon Becker</i>
<i>PQ D-5 No Candidate</i>	<i>BMR-1 No Candidate</i>
<i>PQ D-7 Corey Buckner</i>	<i>TH-1 Darren Parker.</i>

*M/S/C – Jon Becker/Mike Shoecraft/Motion was approved 11-0-0. Geoffrey Patrick takes his seat.*
4. Election of RPPB Officers
  - a. *Nomination and election of Secretary for the 2017-2018 Rancho Peñasquitos Planning Board postponed until May 3, 2017 meeting.*
  - b. Motion: *To nominate and elect Jon Becker as Vice Chair for the 2017-2018 Rancho Peñasquitos Planning Board. M/S/C – Corey Buckner/Darshana Patel/Motion was approved 12-0-0.*
  - c. Motion: *To nominate and elect Corey Buckner as Chair for the 2017-2018 Rancho Peñasquitos Planning Board. M/S/C – Jon Becker/Thom Clark/Motion was approved 12-0-0.*
5. Confirm Appointments to Fill Vacant Member Seats
  - a. Motion: *To appoint Joseph Schmelzer, resident of District 1, as the representative for the Vacant BMR-2 for the remainder of the 2016-2018 Rancho Peñasquitos Planning Board. M/S/C – Corey Buckner/Jon Becker/After discussion, motion was approved 12-0-0.*
6. Confirm Appointment to Fill the Commercial-1 Member Seat
  - a. Motion: *To confirm appointment of Pamela Blackwill as Commercial-1 Member for the 2017-2019 Rancho Peñasquitos Planning Board. M/S/C – Corey Buckner/Jon Becker/After discussion, motion was approved 12-0-0.*

7. Confirm Organization's Appointees to RPPB (Town Council & PQ Rec Council)
  - a. Motion: *To confirm appointment of Steve Leffler as PQ Rec Council Member for the 2017-2018 Rancho Peñasquitos Planning Board. M/S/C – Corey Buckner/Darshana Patel/After discussion, motion was approved 12-0-0.*
  - b. No appointees given to RPPB for Town Council, motion postponed until May 4, 1017 meeting.
8. Approval of March 1, 2017 RPPB Meeting Minutes
  - a. Motion: *To approve the March 1, 2017 Rancho Peñasquitos Planning Board Meeting minutes as corrected. M/S/C – Bill Diehl/Thom Clark/Motion was approved 10-0-2 with Jon Becker and Geoffrey Patrick abstaining.*
9. Public Safety Agencies: Not present, no report.
10. Public Forum:
  - a. Joe Peirzina – voiced opposition that would change the community plan to include the 33 North proposed land plan. He wants it left as open space. His concerns are about population housing increase 50% to area and safety issues. He also commented on concerns regarding exiting the community in the time of emergency fire exiting roads.
  - b. Sherry Collins - objects to new housing on the previous golf course site. Her request was for the RPPB members to consider living in the area and being impacted by the project living in the community.
11. ANNOUNCEMENTS & INFORMATION ITEMS:
  - a. San Diego City Planning Dept. Report
    - i. Sara Toma was not present, no report. More information can be found at: <https://www.sandiego.gov/planning>
  - b. San Diego City Council Member Mark Kersey, District 5 Report
    - i. Kyle Rodenbo reported on various issues. More information can be found at: <https://www.sandiego.gov/citycouncil/cd5>
      1. Councilperson Kersey met with city members regarding the new Torrey Highlands Neighborhood Park about the property line fence as the public park is adjacent to their bedrooms. The concern was resolved to a mutual consent by the landscape architect. The Park is anticipated to be open to public in October, 2017.
      2. Alex Plishner informed RPPB that the City was required to shut down the Camino Del Sur widening project, but the north side and south side should be done by end of school season.
  - c. San Diego City Council Member Chris Cate, District 6 Report
    - i. Daniel Manley reported on various issues. More information can be found at: <https://www.sandiego.gov/citycouncil/cd6>
      1. Bill Diehl inquired when the Canyonside Parking Lot will be opening up and was informed that Daniel Manley will look into the schedule and report back to RPPB.
  - d. San Diego County Supervisor Kristin Gaspar, District 3 Report

- i. No representative was present, no report. More information can be found at: <http://www.sandiegocounty.gov/content/sdc/bos/district3.html>
- e. CA Assembly Member Brian Maienschein, 77th District Report
  - i. Lance Witmond reported on various issues. More information can be found at: <https://ad77.asmrc.org/>
    - 1. Informed RPPB that Office is looking for summer interns.
    - 2. Announced partnering with Del Mar Mesa Clean Up on April 22, 2017 from 9:00am-12:00pm
- f. CA State Senator District 39, Senator Toni Atkins
  - i. Jason Weisz reported on various issues. More information can be found at: <http://sd39.senate.ca.gov/>
    - 1. Informed RPPB that many revisions will come out and revenues may be higher than anticipated.
- g. U.S. Congressman Scott Peters Report, 52nd District Report
  - i. Jason Bercovitch was not present, no report. More information can be found at: <https://scottpeters.house.gov/>

## 12. BUSINESS.

- a. Annual Report Discussion to have Chair or Ad Hoc Committee prepare
  - i. Chair will submit to City with approved minutes from last year.
- b. Approve Standing Committee's Members & Chairs (Land Use, Wireless Communication Facilities)
  - i. *Motion: To appoint Thom Clark, Jon Becker, Bill Diehl, and Darshana Patel as Members of the Land Use Committee with Thom Clark to serve as Chair for the 2017-2018 Rancho Peñasquitos Planning Board. M/S/C – Corey Buckner/Jon Becker/After discussion, motion was approved 12-0-0.*
  - ii. *Appointment of Members and Chair of the Wireless Communications Facilities Committee for the 2017-2018 Rancho Peñasquitos Planning Board postponed until May 3, 2017 meeting.*
- c. Approve Ad-Hoc Committee Member(s) & Chair (Media/Communications/Website)
  - i. *Appointment of Members and Chair of the Media/Communications/Website Committee for the 2017-2018 Rancho Peñasquitos Planning Board postponed until May 3, 2017 meeting.*
- d. Appoint RPPB Members/Liaisons to Report on the Activities of Other Organizations and Advisory Groups
  - i. *Motion: To appoint RPPB Members/Liaisons for the following Organizations and Advisory Groups for the 2017-2018 Rancho Peñasquitos Planning Board:*

*Black Mountain Open Space Park -Mike Shoecraft*

*Community Funds – Thom Clark*  
*MCAS Miramar CLF -postponed*

*PQ Fire Safe Council - Mike Shoecraft*  
*PQ Town Council - TBD*

*PQ Recreation Council – Steve Leffler*

*Los Peñasquitos Canyon Preserve CAC  
- postponed  
Park Village LMAD - Jon Becker  
Peñasquitos East LMAD – Geoffrey  
Patrick*

*Torrey Highlands LMAD- postponed  
BMR South MAD – Brian Reschke  
Transportation Agencies - postponed*

*M/S/C – Corey Buckner/Jon Becker/After discussion, motion was approved 12-0-0.*

- e. Approve Boney Glen Utility Easement Vacation, Project No. 529042 / Map No. 21302, Lots 9 Run of the Knolls
- i. Thom Clark discussed the easement which is for 1320 SF for sewage and utilities. Cycle comments from city note the vacation may qualify for exemptions from CEQA, however the applicant needs to fill out climate action plan form. Questions for the applicant need to address Steps 2 and 3 may apply to this project.
  - ii. Motion: *To postpone approval of the Boney Glen Utility Easement Vacation, Project No. 529042 / Map No. 21302, Lots 9 Run of the Knolls until the applicant presents at the May 5, 2017 meeting. M/S/C – Thom Clark/Jon Becker/ Motion was approved 12-0-0.*
- f. Approve request for \$133,000 from Park View Estates Fund 400221 for Canyonside Gym HV A/C system engineering services
- i. Steve Leffler stated that the Rec. Council voted to approve expenditure of improvement funds not to exceed \$400,000, contingent on other funds coming in assessed from other new projects.
  - ii. Brian Reschke asked for clarity on funding; would the funding for the improvements be held up until other funding sources came in from other projects and commented that the project appears to be very expensive
  - iii. Bill Diehl stated that the project is probably a couple years out and there is an effort to obtain some other city funds to implement the HVAC system.
  - iv. Motion: *To approve \$133,000 from Park View Estates Fund 400221 for Canyonside Gym HV A/C system engineering services. M/S/C – Steve Leffler/Brian Reschke/ Motion was approved 11-0-1 with Geoffrey Patrick abstaining.*
- g. Merge 56 Community Plan Amendment Update, Project No. 360009 / SCH No. 2014071065
- i. Presented as information item only, vote is postponed and RPPB can have EIR comments no later than April 10, 2017.
  - ii. John Keating presented Merge 56 traffic issues.
    1. History of four lane road on Camino Del Sur which will not extend through the canyon as initially planned. Everyone in Park Village has to go to Black Mountain Road to be able exit the community to the north through Camino Del Sur.
    2. A two lane road is the correct size for Camino Del Sur north of the existing termination of Camino Del Sur. The reduced road costs will stay in FBA. The bridge will be widened to add a sidewalk and bike lane on each side of two lane road.

3. On Camino Del Sur there will be a transition from four lanes to two lanes. Merge 56 will work Rhodes Crossing to determine point of access for deceleration lane, however it is likely to be at the location of the 342 new houses are currently planned.
  4. The developer will present at the May 3, 2017 RPPB meeting
  5. Fire department has reviewed and accepted the reduced lane with layout.
  6. The two lane road will provide traffic calming and force vehicle speeds to slow down at school zone. A roundabout at Dormouse Road, is another safety feature, (no stop lights) that could be studied through the FBA funding and will need to be approved by City and has the support of PVE school. The roundabout design is a recommended solution by the US Dept. of Transportation. The two lane narrower road will also require less grading.
  7. Jon Becker requested sound walls be incorporated into the FBA for lots impacted by the traffic.
- iii. Thom Clark reported that the focus during the Land Use Committee Meeting was on traffic. There is no elevation changes, or revisions of building square footage. There are changes to drainage since their project was presented last year. The extension of Camino Del Sur is an FBA project, the developer will look at other studies, if the community would like to evaluate a roundabout design.
  - iv. Darshana Patel stated the school district would like a roundabout.
  - v. Jeanine Pollitte asked how much money was in the FBA for four lanes and stated that she believed that four lanes would be safer.
  - vi. Jon Becker noted that the four lane road is more of a comfort issue than health and safety as reviewed by the City.

### 13. REPORTS.

- a. Chair Report – Corey Buckner
  - i. Even though RPPB tabled the vote on the Canyonside HVAC until the April meeting, Chair will review vote, Brown Act and Robert’s Rules policy with the City Attorney to determine what, if any, corrective measures need to be taken.
  - ii. Requested RPPB members to review the Merge 56 EIR and send in comments by April 10, 2017 and to look at all issues indicated to get a complete presentation from developer.
  - iii. New members need to take Community Orientation Workshop (COW) course to become an indemnified member.
- b. Vice-Chair Report – Jon Becker
  - i. Received a full application package of drawings for the Preserve project.
  - ii. Received an application for Cambridge School (Maranatha property) who are proposing auxiliary trailers on site plan to accommodate an expanding school enrollment.
- c. Secretary Report – Susan Sindelar

- i. Not present, no report.
- d. Standing Committee Reports:
  - i. Land Use (Thom Clark)
    - 1. No report.
  - ii. Wireless Communications Facilities (Darren Parker)
    - 1. Not present, no report.
- e. Ad Hoc Committee Reports:
  - i. Media/Communications/Website (Brooke Whalen)
    - 1. No report.
- f. Liaison and Organization Reports:
  - i. Black Mountain Open Space Park (Bill Diehl)
    - 1. No report.
  - ii. Community Funds (Bill Diehl)
    - 1. No report.
  - iii. MCAS Miramar Community Leaders Forum (Stephen Egbert)
    - 1. Discussed flight arrivals.
    - 2. At the next meeting there will be a visit to the brig.
  - iv. PQ Fire Safe Council (Mike Shoecraft)
    - 1. Next meeting will be April 21, 2017 at Bad Ass coffee.
    - 2. A new approach will be used to illustrate the potential of fire severity for every house is being developed which will incorporate a labelling range from one to five different colors of intensity.
  - v. PQ Town Council (TBD)
    - 1. Fiesta is May 7, 2017 and there will be a parade
    - 2. RPTC will host a ceremony honoring Bill Diehl for his many years of service.
  - vi. PQ Recreation Council (Steve Leffler)
    - 1. Canyonside tot lot, pumping station will be replaced in 6-8 months and parking lot repairs are underway
    - 2. Spring Egg Hunt will be April 15, 2017 at 10:00am at neighborhood parks including Rolling Hills and Ridgewood
  - vii. Los Peñasquitos Canyon Preserve CAC (TBD)
    - 1. No report.
  - viii. Park Village LMAD (Jon Becker)
    - 1. Four new series of projects are being planned including replanting near Park Village Elementary, irrigation upgrades, and enhancements at Rumex Road.

- ix. Peñasquitos East LMAD (Bill Diehl)
  - 1. Stamped concrete between the preschool and Black Mt. Road is complete.
- x. Torrey Highlands LMAD (Brooke Whalen)
  - 1. No report.
- xi. BMR South MAD (TBD)
  - 1. Patricia - MTS is eliminating the 20 bus line that goes through PQ and the whole north route. A new option would require 5 bus connections to get downtown. They are putting in another bus line 24. There is a survey on line.
- xii. Transportation Agencies (John Keating)
  - 1. Not present, no report.

14. MEMBER COMMENTS: None.

The meeting was adjourned at 10:00 pm.

Respectfully submitted,

/s/

Susan Sindelar  
RPPB Secretary